



Waste Core Strategy Site Options Consultation

Waste Site Assessment

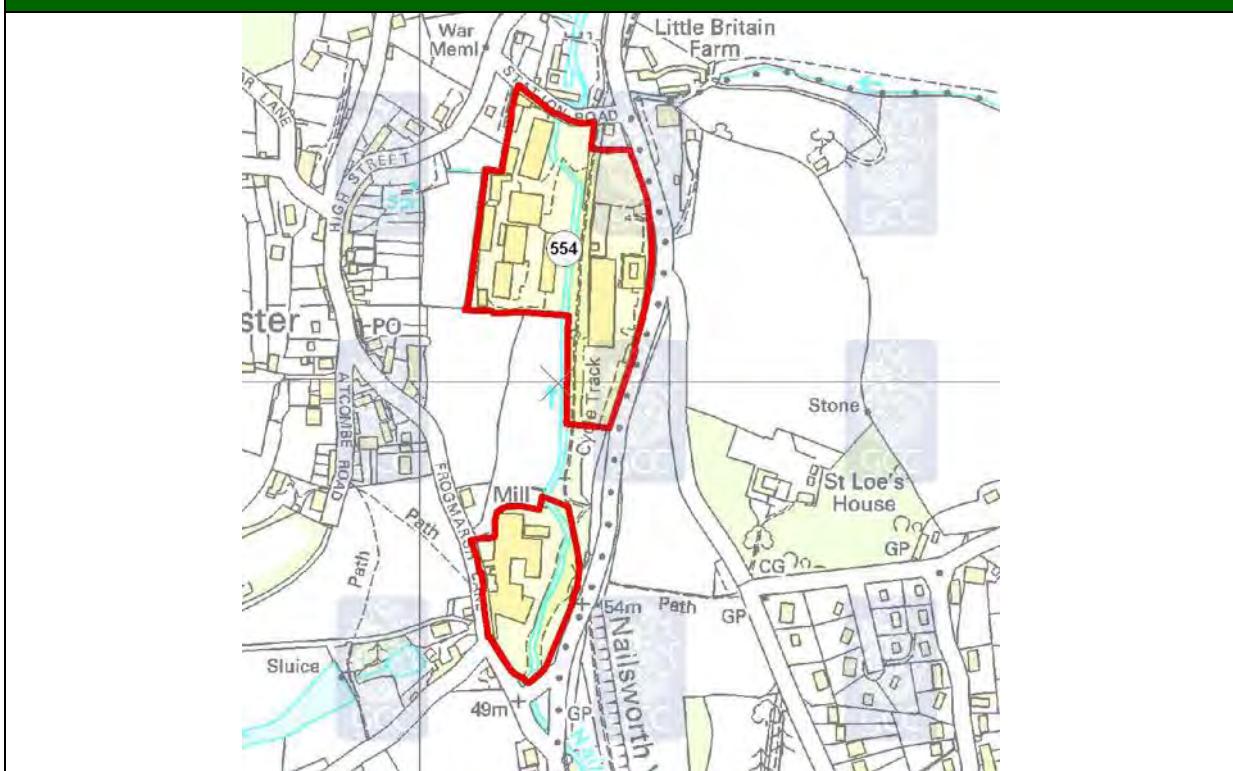
Appendix C.95: Site 554 - Woodchester

October 2009

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Site Maps and Images

Site Map



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Aerial Photo



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Site Images



Locational Information

Site Details

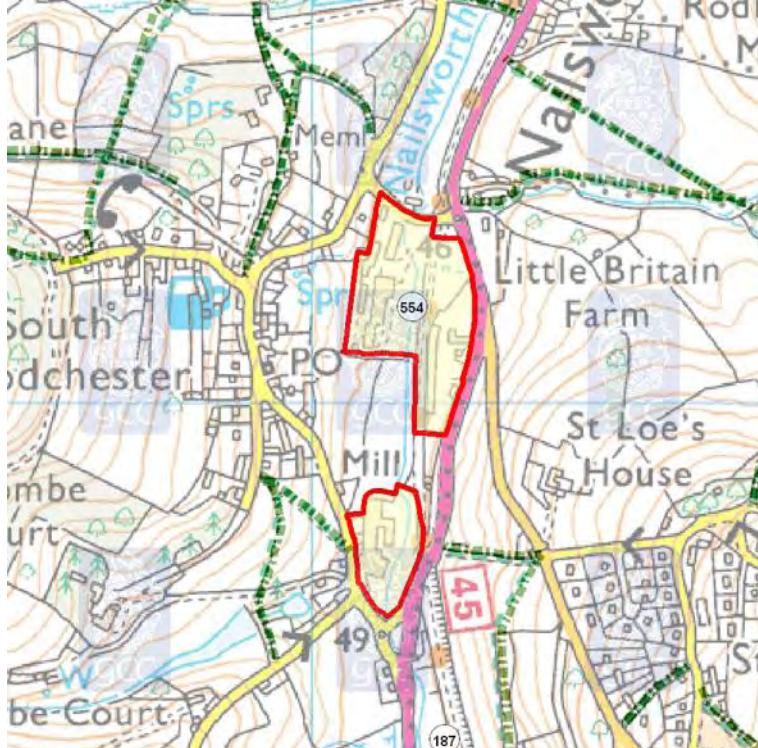
District	Stroud		
Parish	Woodchester		
Easting	384126	Northing	202040
Approximate Site Area (hectares)	4		
Reasons for inclusion <i>NB: Slight anomalies in site boundaries may have arisen from 'clustering' of sites from more than one source and/or the absence of detailed site plans in source documents.</i>	The site was identified in the Stroud Local Plan.		
Date of WPA officer visit	25th November 2008		
Broad Description of Site (including current activities on site, location and neighbouring uses)	<p>The site comprises two individual sites separated by a small wooded area/cycle track. The northern site comprises several tired looking buildings which have a neglected and appearance. The southern site (Frogmarsh Mills) is a collection of former mill buildings. Both areas of sites have multi-occupancy which include manufacturing firms and food & drink companies as well as a therapy centre. Potential flooding issues - to be confirmed by the SFRA. The site is relatively close to the historic village of South Woodchester. Nearby farmland. As the site is located in a valley bottom, complete screening could be difficult, but there are existing mature trees around the site.</p> <p>Additional Sensitive Receptors: None.</p>		

Appendix C.95: Site 554 - Woodchester

Site Assessment Factors/Criteria for Consideration

Landscape			
Comments	The site is located on land that has been developed and is less than 10m from the Cotswolds AONB.		
Landscape Character	Cotswold AONB Settled Valley, Secluded Valleys.		
Green Belt			
Comments	The site is outside of the Gloucester/Cheltenham Green Belt.		
Highways <i>(Based on information provided by Gloucestershire County Council's Highways Development Co-ordination team)</i>			
Routes to access Strategic Network <i>This denotes the assumed roads that would be used in order for vehicles to travel to and from the proposed site and the wider road network.</i>	A46		
Proximity to Strategic Highway Network <i>Assessment of the proximity of the site to different types of road (as specific entrance points are not known have made assumptions about where entrance might be), with reference to the GCC Advisory Freight Route Map (notwithstanding obvious changes arising from new roads etc).</i>	Medium	Definition	Access from (or in close proximity to) routes identified for local journeys (A and B roads).
Sustainable Transport <i>Potential for operational access to the site to be by (or involve) non-road modes of transport, based on broad consideration of distance from water/rail and general location, rather than knowledge that it may or may not be technically practical.</i>	Low	Definition	Site has no potential for rail and/or water transport (generally considered too far from nearest water/rail).
Employee Accessibility <i>Potential for employees to be able to access the site using non-car modes.</i>	Medium	Definition	Site has some residential areas within close proximity, and/or is reasonably close to a fairly frequent bus route (route of 2-hrly or more frequent, as marked in red on GCC PT map).
Other Transport Issues <i>This column comments on any other relevant transport issues for the site, which will have partly arisen from discussions with area/stakeholder managers.</i>	River and cycle track nearby, would not want access from Station Rd.		
Recommendation <i>This category provides an overall view of the potential of the site to be used as a strategic waste facility in transport terms.</i>	Possible	Definition	Site has some concerns from a transport perspective, and could still be taken forward depending on views of other disciplines, but may require significant mitigation.

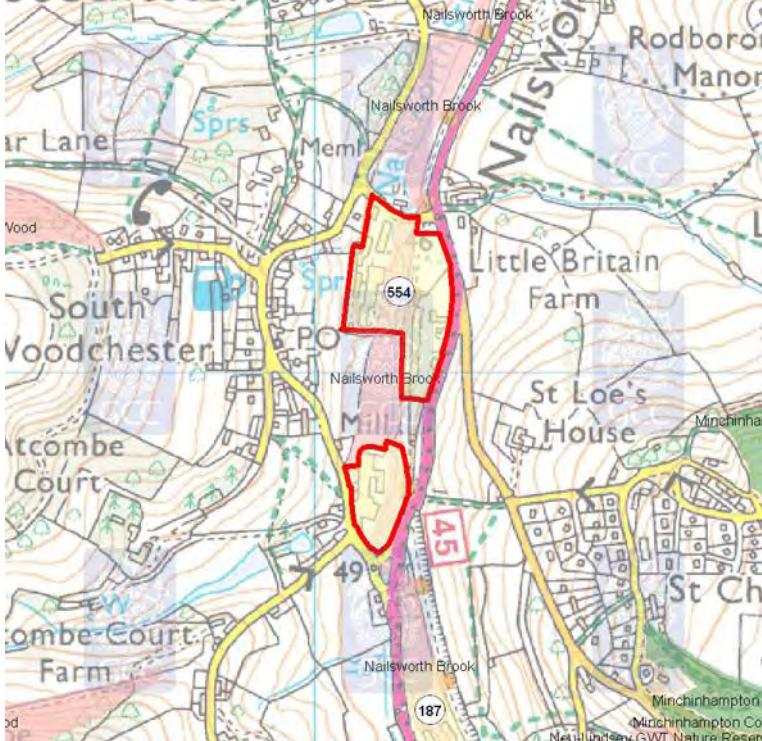
Appendix C.95: Site 554 - Woodchester

Public Rights of Way (Based on information provided by Gloucestershire County Council's Public Rights of Way (PRoW) team)	
Score	+
Score Definition	No Public Rights of Way network present on site; or Presence of Public Rights of Way network with opportunity for existing route to be enhanced.
Additional Comments	No Path.
Map Legend	 Public Right of Way
PRoW Map	

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Aerodrome Safeguarding (based on safeguarding maps provided by Gloucestershire Airport and the Ministry of Defence (MOD))	
Comments	The site lies outside all safeguarding zones.
NB. Where a site lies across more than one safeguarding zone the entire site has been defaulted to lowest height category for consultation.	

Appendix C.95: Site 554 - Woodchester

Ecology/Biodiversity (Based on information provided by Gloucestershire County Council's Ecologist and the Gloucestershire Centre for Environmental Records (GCER))	
Score	--*
Score Definition	Overall impact on biodiversity could be potentially negative or uncertain including potential impact on an internationally designated site Scores --* indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected (where chosen waste technology and development design poses a risk to the water environment)
Additional Comments	Scores with * indicate designated aquifer fed/surface water/flood water dependent site(s) over 1km distant which may be affected, site as named above.
Nearby Internationally & Nationally Designated Sites Recorded	Rodborough Common SAC/SSSI [670m], Minchinhampton Common SSSI [415m], Woodchester Park SSSI [835m]
Other Internationally & Nationally Designated Sites (wetlands)	Severn Estuary SAC/SPA/Ramsar/SSSI [15,200m]
Ecology Legend	<ul style="list-style-type: none"> SSSI Site of Special Scientific Interest Key Wildlife Site - area SAC Site Ramsar Site SPA Site
Constraints Map	

Appendix C.95: Site 554 - Woodchester

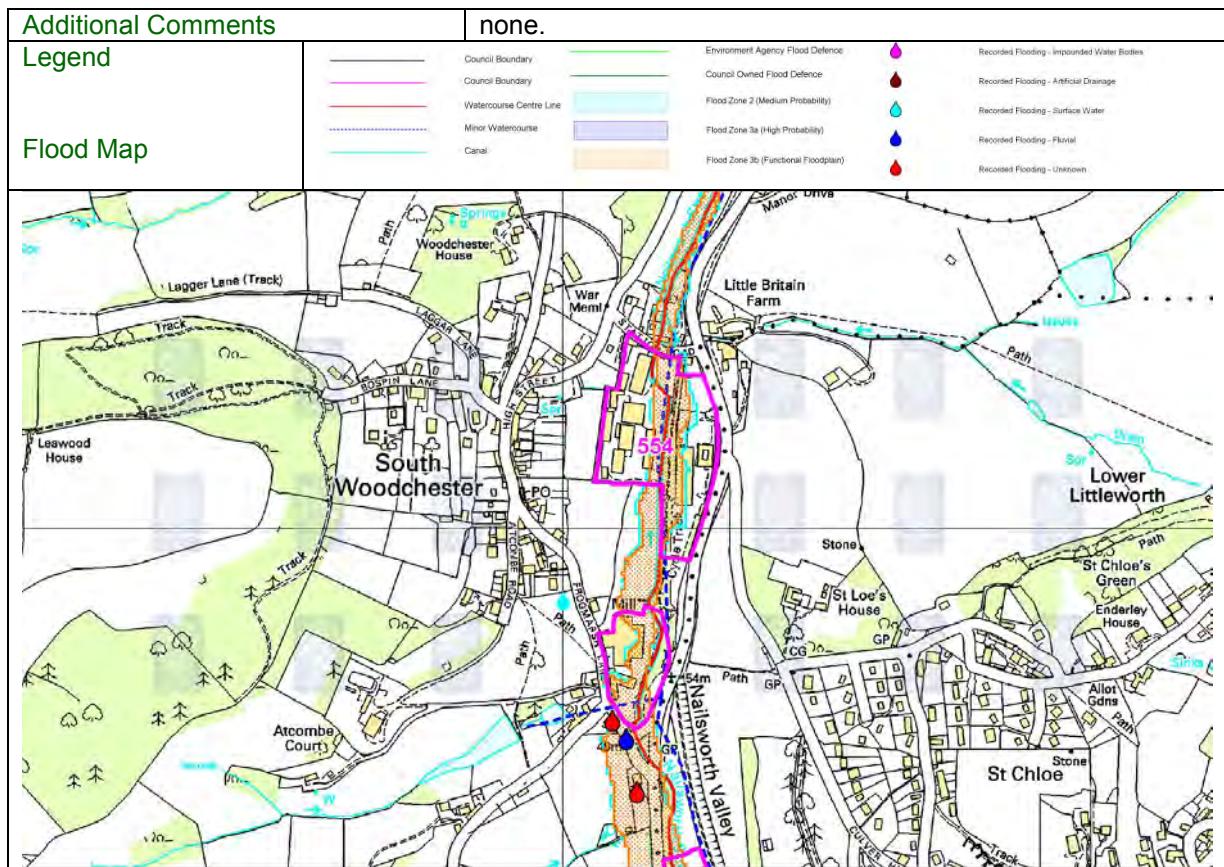
Geodiversity (Based on information provided by the Gloucestershire Geology Trust at the Geological Records Centre)	
Comments	There were nearby SSSIs with Geological Features recorded at: Rodborough Common [675m], Minchinhampton Common [415m]

Archaeology and the Historic Environment (Based on information provided by Gloucestershire County Council's Archaeology team)	
Score	--
Score Definition	<p>The site fulfils one or more of the following:-</p> <ul style="list-style-type: none"> * Contains a SAM, or non-designated remains of national importance * Contains a Listed Building * Is within a Conservation Area * Is within a Registered Park or Garden of Special Historic Interest * Is within a Registered Battlefield
Additional Comments	Designated as -- as the site is within the Stroud Industrial Heritage, and Woodchester Conservation Areas and contains a listed industrial building. The site has already been subject to recent industrial development which may have affected the setting of the Listed Building and the extent to which the Conservation Area designations would impede further industrial development (subject to certain constraints) is not clear.

Contaminated Land (Based on information provided by the appropriate district council)	
Comment	The site or adjoining land is not classified as 'contaminated land' under the Environment Act 1995, but Stroud District Council identified the site as a site of potential concern. The following comments have been added "No remediation plans have been considered for the site" and "Re-development would provide an opportunity for investigation and remediation of the site."

Flood Risk (Based on information provided by Halcrow)	
Site Description	Nailsworth Stream flows from south to north through the centre of the site.
Watercourse(s)	Nailsworth Stream
Flood Zone	1, 2, 3a and 3b
Flood Zone Information (Method used to derive Flood Zones & Confidence in Flood Zone information)	Flood Zone data is derived from JFLOW and confidence in the outlines is low due to misalignments which are evident. Flood Zone 3a used to represent 3b. Flood Zone 2 has been used to represent the 100 year climate change scenario which is based on the JFLOW modelled outlines.
Fluvial Flood Risk Posed to Site (including climate change)	Site lies predominantly in Flood Zone 3b.
Historic Flooding/Flooding From Other Sources	No historic outlines exist in the site, but localised incidents of flooding have been recorded just outside the southern end of the site.
Canals (Raised - breach/overtopping)	No canals exist in or adjacent to the site.
Flood Defences (Location/Type/SoP/Residual Risk)	No defences are known to exist in the site.
Culverts (Location/Type/Watercourse/Residual Risk)	Some culverts appear to exist to convey the watercourse beneath roads.
Score	--
Score Definition	Site is mainly in Flood Zone 3b (Historical flood risk, flood risk from other sources and residual risk has been incorporated into the determination of the suitability score).

Appendix C.95: Site 554 - Woodchester



Source Protection Zones (SPZs)

Comments	N/A
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Groundwater/Aquifer details

Comments	Site 554 is mostly lying over a Minor Aquifer Intermediate 1. The site is also within 250m of a Major Aquifer High (H1).
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Land Ownership and General Deliverability Issues (Based on research undertaken in-house)

At this stage the deliverability of the site is unknown.

General Comments

Officer Comments: There could be deliverability issues associated with this site. The site would need major modification to remove any areas of flood risk. There are sensitive receptors which would need consideration, some food processing businesses on site.

Landscape/Ecology/Biodiversity/Geodiversity/Archaeology: Further consultation would be required in order to assess any potential impacts upon the above mentioned areas.

Contaminated Land: Further investigative work may be required.

Groundwater/Aquifer: Information would be required from the Environment Agency as to the potential impacts upon the above mentioned areas.

Appendix C.95: Site 554 - Woodchester

Potential for Further Discussion within the WCS

Due to the significant flood risk associated with the site, it is felt that this site should not be taken forward into the WCS for further consideration.